



HOPE COTTAGE, CRIPPLE CORNER

Pebmarsh, Halstead, Essex.

DAVID
BURR



Hope Cottage, Cripple Corner,
Pebmarsh, Halstead, Essex, CO9 2NX

Hope Cottage is a simply stunning detached Grade II listed property enjoying a glorious rural location on the periphery of this well sought after and highly revered North Essex village.

The property has been immaculately maintained by the current owners and this is clearly evident upon any visit. The house provides accommodation of considerable charm and character displaying many fine period features throughout whilst having a layout that is readily suited to modern day life. Of particular note are the delightful principal reception rooms situated in the original part of the property which have a fine oak frame throughout and two impressive back to back inglenook fireplaces which segregate the two rooms. The kitchen/breakfast room is situated in the centre of the house and is extensively fitted with a handmade solid oak kitchen with large island unit adjacent to which is a four oven Aga set within a brick recess. The kitchen seamlessly joins the original and the newer part of the house and to this end has carved green oak ceiling beams and attractive pamment flooring. There is a further snug/sitting room in the newer section of the property which provides cosy entertaining space and has bespoke solid oak book shelves, ceiling beams and an attractive red brick fireplace. A square arch then opens to a stylish Amdega conservatory which takes in stunning views to the gardens and grounds beyond and has French doors that lead to an extensive South facing paved terrace making it ideal for large scale family entertaining. The remainder of the ground floor accommodation comprises a large walk-in pantry, fully tiled cloak/shower room and a large utility room with two storage cupboards housing the boiler and water cylinders.

The first floor is equally charming and is accessed via two separate staircases as is often the case in this type of property and in the newer portion of the house is a fantastic master suite with the bedroom having a fully vaulted ceiling, built in wardrobes and fantastic views to the grounds and open countryside. A large galleried landing provides more wardrobe space and directly accesses the fully tiled bath/shower room which is lavishly appointed with a free standing roll top bath, large walk-in shower cubicle and matching white suite. There are three further bedrooms in the original part of the property which display fine period features and have fully vaulted ceilings and an impressive red brick chimney breast on display. These are served by a well-appointed family bath/shower room.

Outside

Hope Cottage is approached via two large gravelled parking areas which are flanked by neatly stocked yew and mixed hedging. There are two gates which lead to attractive paved paths which access the front and side of the house. The grounds of the property are an absolute delight and benefit from a predominantly south and west facing aspect enabling them to take advantage of the all-day sun making them perfect for large scale family entertaining. There is a paved path that surrounds the property giving access to all of the individual areas which lead to the extensive courtyard terrace which provides complete privacy and a perfect family entertaining space. This is segregated from the main part of the garden by an attractive mellow brick wall beyond which are extensive expanses of lawn and winding gravel paths. There are numerous densely stocked herbaceous borders throughout and neatly clipped and shaped laurel hedging which distinctly segregate the garden into separate areas. The grounds boast many fine specimen trees throughout providing focal points which include silver birch, oak, acer and field maple. Beyond the grounds are extensive views over open countryside.



There is a large detached triple garage/workshop which has an office above which is situated on the other side of the lane within its own plot with a large in and out drive providing further parking for numerous vehicles. It also benefits from its own private gardens boasting a variety of specimen trees.

The grounds and gardens of this property are truly delightful and offer a haven of peace and tranquillity to the current occupants.

The immaculately presented accommodation comprises:

- | | |
|----------------------------|--|
| Entrance hall | Master suite with en-suite |
| Sitting room | Three further bedrooms |
| Dining room | Family bath/shower room |
| Family room/snug | Large gravelled drive |
| Amdega conservatory | South & West facing gardens |
| Aga kitchen/breakfast room | Triple garage/workshop with office above |
| Pantry | Stunning countryside views |
| Utility | Peaceful rural location |
| Cloak/shower room | In all about 1.3 acres (sts) |

Access

Halstead 3 miles

Braintree – Liverpool St 60 mins

Braintree 8 miles

Stansted approx 30 mins

Sudbury 8 miles

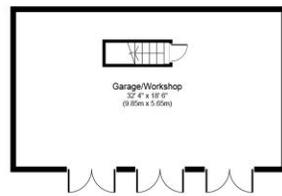
M25 J27 approx 50 mins

Location

Pebmarsh is a highly regarded village with a church, public house and primary school, with the market towns of Halstead, Sudbury and Braintree all very close by providing extensive amenities and services including a mainline station at the latter.



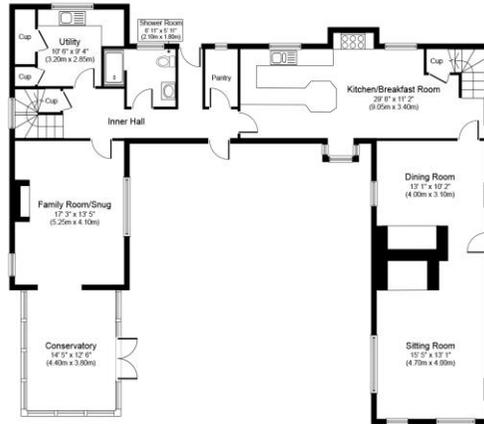




Ground Floor(Outbuilding)
Approximate Floor Area
603 sq. ft.
(56.0 sq. m.)



First Floor(Outbuilding)
Approximate Floor Area
301 sq. ft.
(28.0 sq. m.)



Ground Floor
Approximate Floor Area
1,604 sq. ft.
(149.0 sq. m.)



First Floor
Approximate Floor Area
1,345 sq. ft.
(125.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Additional information

Services: Main water, electricity and septic tank.

Oil fired heating to radiators.

None of the services have been tested by the agent.

Local authority: Braintree District Council (01376) 552 525.

Viewing strictly by appointment with David Burr.

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